

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Andrew Gonzales, Associate Planner
DATE: July 7, 2010

SUBJECT: **REQUEST FOR HEARING TO RECONSIDER CONDITIONAL USE PERMIT NO. 2010-011/ COASTAL DEVELOPMENT PERMIT NO. 2010-009 (MAIN PROMENADE & PLAZA ALMERIA VALET PARKING)**

LOCATION: 301 Main Street, 92648 (west of Main Street, north of Olive Avenue) & 200 Main Street, 92648 (east of Main Street, south of Olive Avenue)

Applicant: City of Huntington Beach, Economic Development Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owners: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
JT Development Company, LLC, 15272 Bolsa Chica Street, Unit No. 101, Huntington Beach, CA 92649 (301 Main Street)

Request: **CUP:** To permit the establishment of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures. Valet service will operate at designated times during peak parking conditions on a daily basis. The drop-off and pick-up of vehicles will occur on the public right-of-way adjacent to each development and consist of a valet kiosk and waiting area. **CDP:** To permit the temporary removal of four on-street metered parking spaces on Olive Avenue (Plaza Almeria) for drop-off/pick-up of valet vehicles.

Environmental Status: This request is covered by Categorical Exemption, Sections 15301 & 15304, Class 1 & 4, California Environmental Quality Act.

Zone: SP5-#5-CZ (Downtown Specific Plan - District #5 - Coastal Zone Overlay)

General Plan: MV- F6/25-sp-pd (Mixed Use Vertical - 2.0 max. Floor Area Ratio - 25 du/ac max. - Specific Plan Overlay - Pedestrian Overlay)

Existing Use: Main Promenade & Plaza Almeria Parking Structures

RECOMMENDATION: Staff recommends a hearing for reconsideration of the proposed project.